

REAL ESTATE & AFFORDABLE HOUSING



At a Glance

- More than 40 years experience
- Access to nearly 1,200 professionals Firmwide
- Work with developers, investors, syndicators, management companies, contractors and builders, as well as federal, state and local housing agencies

Understanding Your Challenges

At Eide Bailly, we understand the many complexities within the affordable housing industry, including Internal Revenue Code 42, HUD, Rural Development, state agencies, affordable housing loans and other funding sources. Our in-depth knowledge and experience allows us to fully understand the diverse reporting requirements and deadlines unique to this industry. Eide Bailly's professionals are here to assist you with your projects—no matter how complex they may be.

Collaborative Approach

Clients value our collaborative, team approach to service. Our real estate professionals, including consultants, auditors and tax specialists, work together to ensure we fully understand our clients' technical and business issues. We will assist you through the entire process, from the beginning stages of developing a project all the way to the end of a project's life.

Why Choose Eide Bailly

Eide Bailly has a long-standing relationship with the real estate industry, having worked with real estate clients for more than 40 years. Our experience covers all aspects of the industry, including work with developers, investors, syndicators, management companies, contractors and builders, as well as federal, state and local housing agencies. Eide Bailly has assisted clients since the 1986 Tax Act authorized the Low Income Housing Tax Credit. Those trusted relationships—at all levels in the industry—enable us to provide tailored solutions that benefit our clients and help them achieve their goals.

Experience the Eide Bailly Difference

888.302.6681 | www.eidebailly.com





Client Perspective

“Eide Bailly is well versed in real estate, tax matters and the various government programs and requirements that we get involved with. It is reassuring to know we work with a firm that has this expertise.”

*~ Gary Stenson, President
MetroPlains Development LLC*

Eide Bailly works with various financing options, including Rural Housing, HUD, LIHTC and state agencies.

Compliance Services

- Annual Financial Statement Audits
- Agreed Upon Procedures
- Tenant File Reviews
- Cost Certifications
- 10% Carryovers
- 50% Test Reports
- Section 1602 30% Tests
- REAC Submissions
- Wind/Solar Grant Cost Basis Certifications
- Debt Service Coverage Ratio Analysis
- Arbitrage Calculations

Consulting Services

- Financial Forecasts
- Projections
- Valuation Consulting, including compliance with SFAS 141r
- Cost Segregation Studies
- Forensic Accounting Services
- Return on Investment Analysis
- Litigation Support and Expert Witness Testimonies

Tax Services

- Tax Return Filings
- Tax Capital Basis Analysis
- 704(b) Capital Account Analysis
- Quarterly Tax Estimates
- First Year Credit Calculations
- Federal Rehabilitation Tax Credit Basis Calculations
- Tax Credit Advisory Services (low income housing, historic rehabilitation, state tax historic credits)
- Capital Adjuster Calculations